

APPENDIX 11A PROPOSED PLAN CHANGE 6 LONG BAY STRUCTURE PLAN land use strategy

(to be read in conjunction with Zoning Map)

EXISTING FEATURES

- EXISTING RESERVE
- EXISTING ROAD
- SCHOOL
- LONG BAY STREAMS

ZONING

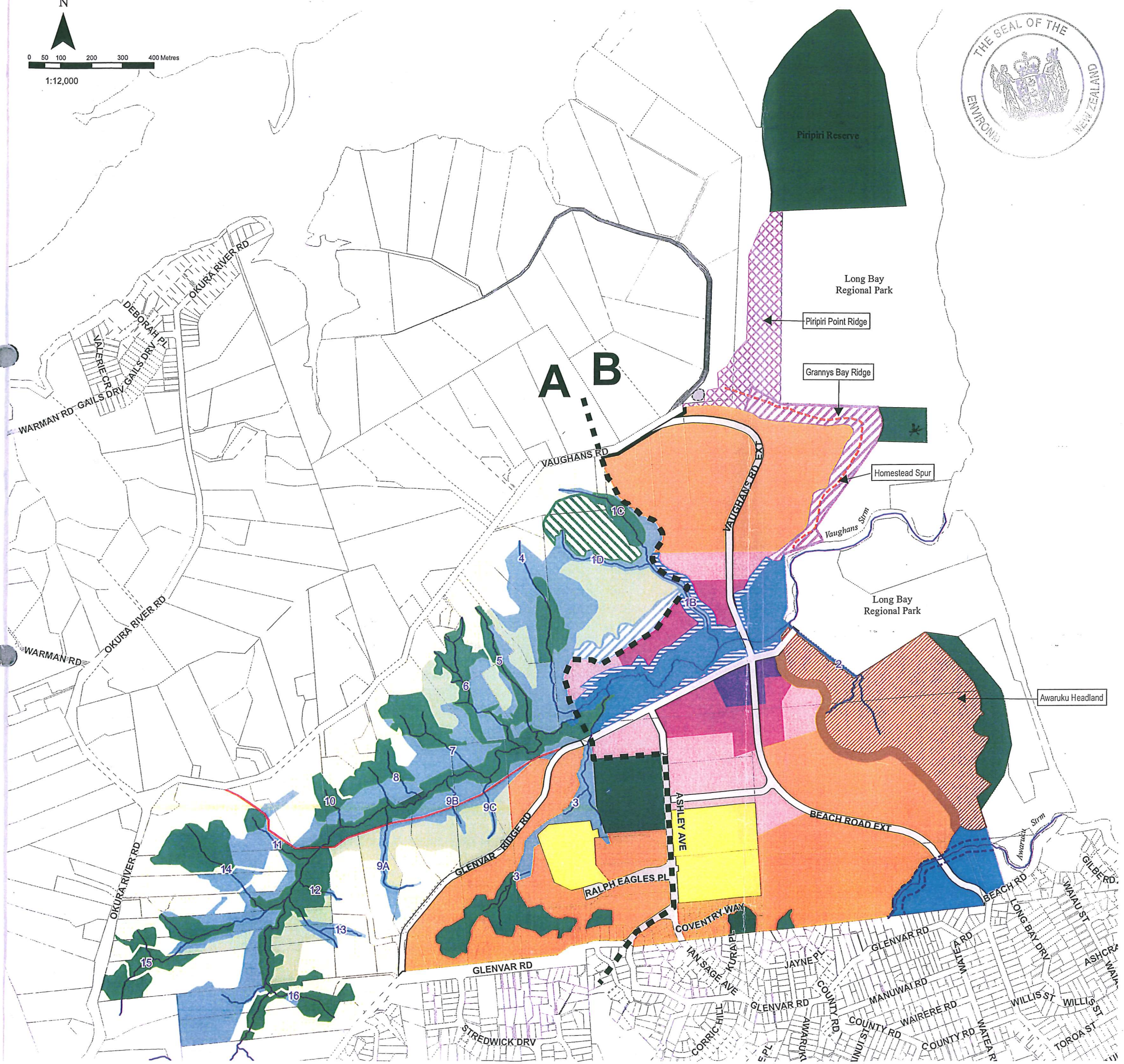
- PROPOSED ROAD
- LONG BAY 1A (LARGE LOT RESIDENTIAL 2500m2)
- LONG BAY 1B (RURAL RESIDENTIAL 5000m2)
- LONG BAY 2 (SUBURBAN NEIGHBOURHOOD)
- LONG BAY 3 (URBAN NEIGHBOURHOOD)
- LONG BAY 4 (URBAN VILLAGE)
- LONG BAY 5A & 5B (VILLAGE CENTRE)
- LONG BAY 6 (STORMWATER MANAGEMENT)
- LONG BAY 7 HERITAGE PROTECTION

PROTECTION AND MANAGEMENT AREAS

- PIRIPIRI POINT PROTECTION AREA AND LONG BAY 1C (rural)
- PARK INTERFACE PROTECTION AREA
- LANDSCAPE PROTECTION AREA - CONSERVATION
- LANDSCAPE PROTECTION AREA - RESTORATION
- HERITAGE PROTECTION AREA
- ECOLOGY / STORMWATER MANAGEMENT AREA
- LANDSCAPE ENHANCEMENT AREA
- STREAM INTERFACE MANAGEMENT AREA

OTHER CONTROLS

- RIDGELINE HEIGHT CONTROL - (See Appendix 11B)
- TYPE A & B STREAM PROTECTION AREAS
- RIPARIAN MARGINS (for margins outside LONG BAY 6 see Appendix 11B)
- 10m VAUGHANS ROAD SETBACK
- SERVICE UTILITY (INDICATIVE)
- NOMINATED BUILDING PLATFORM (See Zoning Map for underlying zones)



**Rebuttal Version
5 October 2009**

